

AGENDA
COLUMBUS PLAN COMMISSION
WEDNESDAY, OCTOBER 5th, 2005, 4:00 P.M.
City Council Chambers, 2ND Floor City Hall
123 Washington Street, Columbus, Indiana

ROLL CALL

CONSENT AGENDA

- A. Minutes of the September 7th, 2005 meeting.

OLD BUSINESS REQUIRING COMMISSION ACTION

PUBLIC HEARING

- B. **PUDF-05-07: COLUMBUS CROSSING SHOPS** – is a request by Midland Atlantic Development for Final PUD to construct an 18,300 square foot commercial center, associated signage, parking, landscaping, lighting, and other infrastructure. The property (Lot 1B in Columbus Crossing Subdivision) contains 3.05 acres and is located on the south side of State Road 46, east of Carr Hill Road in the City of Columbus.

PUBLIC HEARING

- C. **SU-05-15: PARKSIDE BAPTIST CHURCH** – is a request by Parkside Baptist Church to approve a major modification to a special use site plan to construct a sanctuary addition of 12,850 square feet, associated landscaping, signage, parking and other infrastructure. The property contains 6 acres and is located at 1780 Rocky Ford Road in the City of Columbus.

NEW BUSINESS REQUIRING COMMISSION ACTION

PUBLIC HEARING

- D. **PUD-05-09: SHADOW CREEK FARMS** – is a request to approve a major modification to the Preliminary PUD to allow the modification of the Phasing Plan. The PUD consists of 313 acres and is located on the southeast corner of the intersection of County Road 200 South and County Road 225 West in the City of Columbus.

PUBLIC HEARING

- E. **PUD-05-10: SHADOW CREEK FARMS** – is a request to approve a major modification to the Preliminary PUD to delete restrictions on the timing of construction based on lot sales in previous sections (Condition 2). The PUD consists of 313 acres and is located on the southeast corner of the intersection of County Road 200 South and County Road 225 West in the City of Columbus.

PUBLIC HEARING

- F. MP-05-10: TAULMAN MINOR SUBDIVISION** – is a request by Marcus and Pamela Taulman to create a lot of 14.14 and a parent tract remainder of 40.59 acres. The property is located on the east side of County Road 400 West opposite the intersection with County Road 550 South in Wayne Township.

PUBLIC HEARING

- G. SU-05-17: EAST COLUMBUS SEPARATE BAPTIST CHURCH** – is a request by East Columbus Separate Baptist Church to rezone a property of 0.53 acres from B-5 (General Business) and to SU-1 (Churches) in order to build a parking lot and to build a fellowship hall addition. The property is located at 452 South Mapleton Street in the City of Columbus.

PUBLIC HEARING

- H. PP-05-03: 8th REPLAT OF WHITFIELD COMMERCIAL CENTER MAJOR SUBDIVISION**– is a request by MEDCOM to create two lots totaling 2.94 acres. The property is located at the southeast corner of the intersection of Tenth Street and Schnier Drive in the City of Columbus

PUBLIC HEARING

- I. DOWNTOWN COLUMBUS PLAN** – is a request by the Columbus Re-development Commission and the Columbus/Bartholomew Planning Department for the Downtown Columbus Plan to be adopted as an element of the City of Columbus Comprehensive Plan. The Downtown Plan provides a strategy for development within the “Downtown Columbus” character area identified by the Comprehensive Plan’s Land Use Plan element.

DISCUSSION ITEMS

DIRECTOR’S REPORT

LIAISON REPORTS

PLAT COMMITTEE-Steve Ruble
CITY COUNCIL-Rob Kittle
COUNTY PLAN COMMISSION-Tom Finke
BOARD OF ZONING APPEALS-Dave Bonnell
HEARING OFFICER-Marcus Hurley
PARK BOARD-Rick Colglazier
UTILITY REVIEW COMMITTEE-Mark Gerstle
LANDSCAPE REVIEW COMMITTEE-Patricia Zeigler

ADJOURNMENT

THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.